

July 16, 2025

Ms. Suzanne Porter  
Town of Prosper - Planning  
250 W. First Street  
Prosper, TX 75078

**RE: US 380 & Teel Parkway Frontage Waiver- Lot 7**

Please accept this letter as a formal request for a subdivision waiver in accordance with Section 10.03.171(f) of the Town of Prosper Code of Ordinances for the property located at Block A, Lot 7 of the Teel 380 Addition.

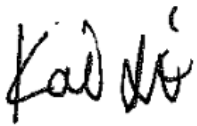
Teel Lot 7 is a nonresidential development that will provide retail services to the Town of Prosper as part of the larger Teel 380 Addition. Lot 7 does not have direct frontage to either US Highway 380 or Teel Parkway, but it has adequate access and circulation due to the existing and proposed firelane and access easements across the development.

Teel Lot 7 would constitute a site that qualifies for a frontage waiver on several grounds. Teel Lot 7 will still have adequate visibility, and the overall development will have 4 access points along the frontage of Teel Parkway and US Highway 380; 2 along Teel, and 2 along 380. The proposed and existing firelanes in the overall Teel 380 development will provide sufficient access which will not be detrimental to the traffic conditions, public health, safety, convenience, or welfare in the vicinity.

Please feel free to contact me with any questions or concerns.

Sincerely,

**SPIARS ENGINEERING, INC.**



Karis Smith, P.E.  
501 W President George Bush Hwy, Ste 200,  
Richardson, TX 75080  
(972) 422-0077